

GOVERNMENT OF ANDHRA PRADESH  
**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority - Change of land use from Industrial use zone to Residential use zone in Sy.Nos. 452, 453 (p) & 570 (p) at Patancheru Village & Mandal, Medak District to an extent of 33789-353 Sq.Mts – Draft Variation – Notification – Confirmed – Orders- Issued

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**MUNCIPAL ADMINSTRATION & URBAN DEVELOPMENT (I<sub>1</sub>) DEPARTMENT**

**G.O.Ms.No. 429,**

**Dated: 07.07.2009.**

Read the following:

1. From M.C., HMDA, Lr.No.9276/MP1/Plg/H/2008, dated: 17-02-2009.
2. Govt. Memo.No.2844/I<sub>1</sub>/2009, MA&UD (I<sub>1</sub>) Deptt, dated: 19.05.2009.
3. From the M.C., HMDA, Lr. No. 9276/MP1/Plg/H/08, dated:04.07.2009.

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**O R D E R:**

The draft variation to the land use envisaged in the notified Master Plan / Zonal Development Plan for non/Municipal area, issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 242 A, Part-I, dated: 21.05.2009. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.25,34,202/- (Rupees Twenty Five lakhs Thirty Four thousands two hundred and two only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 09.07.2009.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. C.V.S.K. SARMA**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad with a request to publish a notice in the newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Medak District, Hyderabad.  
Sf /Sc

// FORWARDED BY ORDER //

**SECTION OFFICER**

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**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the envisaged in the notified Master Plan / Zonal Development Plan for non/Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 242 A, Part-I, dated: 21.05.2009 as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.Nos. 452, 453 (p) & 570 (p) at Patancheru Village & Mandal, Medak District to an extent of 33789-353 Sq.Mts, which is presently earmarked for Industrial use zone in the notified Master Plan/Zonal Development Plan for Non Municipal area, is now proposed to be designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
11. the applicant shall maintain 9 mts buffer (Includes setback, internal road) on 3 sides and ensuring minimum 40'-0" approach road.

**SCHEDULE OF BOUNDARIES**

NORTH:	Sy.Nos 454 & 556 of Patancheruvu (V& M)
SOUTH:	Sy.Nos. 451 & 570 (p) of Patancheruvu (V)
EAST :	Sy.Nos. 450 & 453 (p) of Patancheruvu (V)
WEST :	Sy.Nos.570 (p), 555 & 565 of Patancheruvu (V&M) Medak District.

**Dr. C.V.S.K. SARMA  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**